



An Impressive 18th-Century Mansion With 8 Bedrooms, 6 Bathrooms, 6 Kitchens, Patio And Courtyard, In The Heart Of The Village



Agenten-Info

Name:	Freddy Rueda
Name der Firma:	Freddy Rueda Sarl
Firma:	
Land:	Frankreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Dienstleistung:	
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+33 (467) 363-428
Sprachen:	English, French
Webseite:	https://realestateoccitane.com

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 658,800

Standort

Land:	Frankreich
Staat/Region/Provinz:	Occitanie
Stadt:	Poilhes
Postleitzahl:	34310
Veröffentlicht:	28.11.2025

Beschreibung:

A charming village with all amenities, located just 5 minutes from Colombiers, 25 minutes from Narbonne and only 20 minutes from the Mediterranean beaches.

An impressive 18th-century mansion, remarkable for its generous proportions and magnificent period features. Offering more than 400m² of living space, this property comprises several reception rooms, dining areas, 6 kitchens, 8 bedrooms, 6 bathrooms, dressing rooms and a splendid loft with beautiful ceiling height, providing multiple layout possibilities. A veranda/patio and a courtyard of approximately 80m² (with the possibility to park a vehicle) complete this exceptional home. Ideal for a bed and breakfast or conversion into separate apartments. A rare find, full of character and offering immense potential, located right in the heart of the village !

Ground = Large entrance hall of 11.28 m² featuring a magnificent original stone staircase + corridor of 7 m² + bathroom of 7.17 m² (double vanity unit, bathtub) + WC of 1.91m² with hand basin + bedroom of



16.68 m² (period marble fireplace) + living room of 26.58 m² (French doors opening onto patio) + office area of 11 m² + lounge of 33.71 m² (marble fireplaces) + kitchen of 17.24 m² (worktop, electric oven, hob, extractor fan, dishwasher, sink) with French doors leading to the exterior + utility room of 20 m² + hallway of 6.46 m² with independent access + WC/hand basin of 5 m² + patio of 20.49 m² with French doors opening onto the outside + courtyard of approximately 80 m² (former pool located beneath the terrace, which could be reinstated if desired).

1st = Hall of 4.18 m² + bedroom of 17.84 m² + kitchenette of 4 m² (sink, electric hob) + shower room of 5 m² (washbasin unit, WC, shower) + large landing of 15 m² + bedroom of 14.61 m² with balcony + dressing room of 8 m² + bathroom of 11 m² (WC, washbasin unit, bathtub) + spacious corridor of 6.10 m² + bedroom of 12.88 m² + loft area of 40 m² with superb ceiling height and open-plan kitchen (large bar/central island with sink and cupboards) + bedroom of 21.80 m² with en-suite shower room (shower, WC, washbasin) and a kitchenette (sink, electric hob) + additional bedroom or dressing room of 10 m².

2nd = Hall of 4.41 m² + lounge of 17.59 m² (balcony and fireplace) + bedroom of 7.47 m² + kitchenette of 4m² (sink, electric hob) + shower room of 5.65 m² (shower, vanity unit, WC) + living room with open-plan kitchen of 16 m² (sink, electric hob, balcony) + WC of 1 m² + bedroom of 8 m² + shower room of 4.50 m² (vanity unit, shower).

Exterior = An 80m² courtyard with former swimming pool beneath the terrace, which could be restored if desired, as well as a private parking space.

Additional = Original architectural elements (marble fireplaces, stone staircase, cement tiles, terracotta floor tiles) + electric heating + reversible air conditioning + PVC double glazing + wooden shutters + ceiling height over 3 metres + roof in good condition + some finishing touches needed in the loft + estimated amount of annual energy consumption for standard use: between 6328 Euros and 8562 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions) + annual property tax of 2200 Euros + excellent rental potential (guest rooms/apartment conversion).

Price = 658.800 Euros (Truly unique !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Georisks website: georisques.gouv.fr

Property Id : 77836
Property Size: 400 m²
Bedrooms: 8
Bathrooms: 6
Reference: NPO658800E

Other Features

Courtyard



Immediately Habitable
Outside space
Prestige
Private parking/Garage
Rental Potential

Zustand: Gut

Allgemein

Schlafzimmer: 8
Badezimmer: 6
Fertige m²: 400 m²

Versorgungsdetails

Heizung: Ja

Gebäudedetails

Außen-Ausstattung: Pool

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID: IX7.984.480

